



**BATTERSEA & NINE ELMS  
ESTATES**

Call our Lettings Team on  
**+44 (0)207 720 6089**



## 7 Gasholder place London

A brand new luxury three double bedroom apartment to rent in the highly sought after Oval Village development. This spacious and light apartment is offered furnished and benefits from a private balcony, a fully fitted kitchen with open plan living and modern bathrooms.

Communal facilities include onsite gym with 24 hour concierge. Residents will also benefit from the excellent location with Kennington, Oval and Vauxhall stations all within walking distance.

\*Furnishings are CGI generated for marketing purposes.

Minimum contract: 12 months  
Council tax band : TBC  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit: £1150 (1 weeks rent)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre | No parking

To check broadband and mobile phone coverage please visit Ofcom

**£1,050 Per Week**

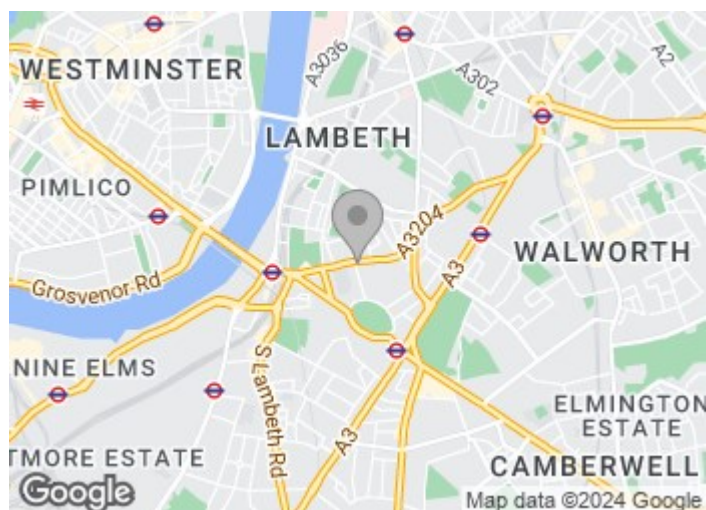
28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

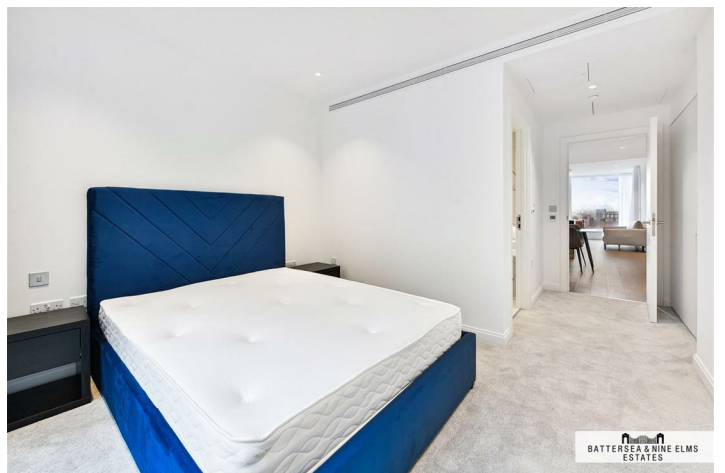
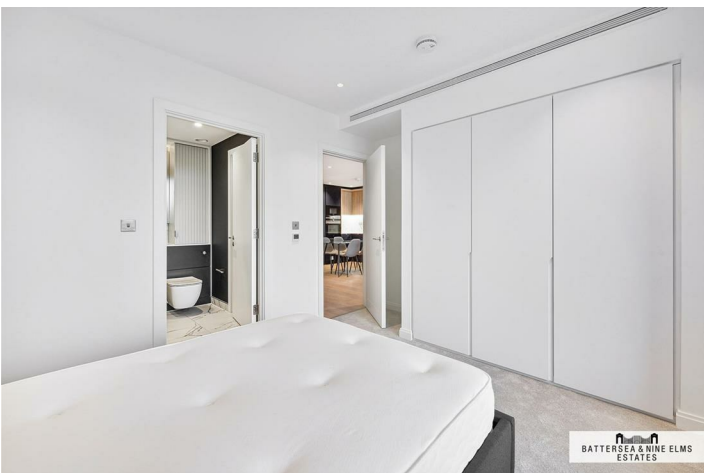
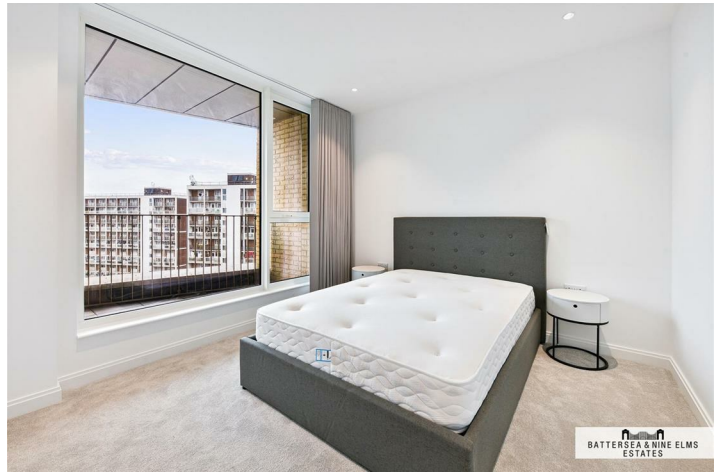
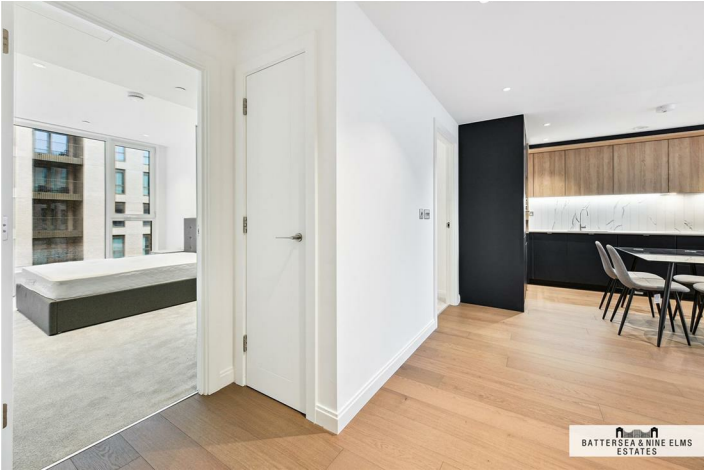
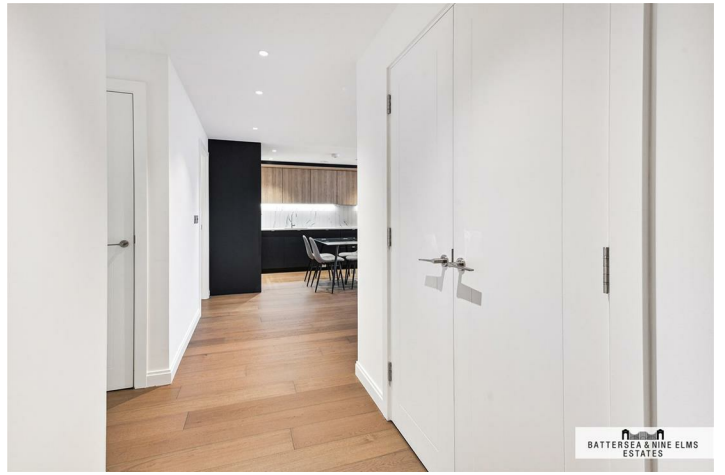
## 7 Gasholder place London



- BRAND NEW!
- New development
- Three double bedrooms
- Close to local transport links
- Private balcony
- 24 hour concierge



[Directions](#)



Floor Plan

Phoenix Court,  
Oval Village, SE11  
Approximate Gross Internal Area  
102 sq m / 1,103 sq ft

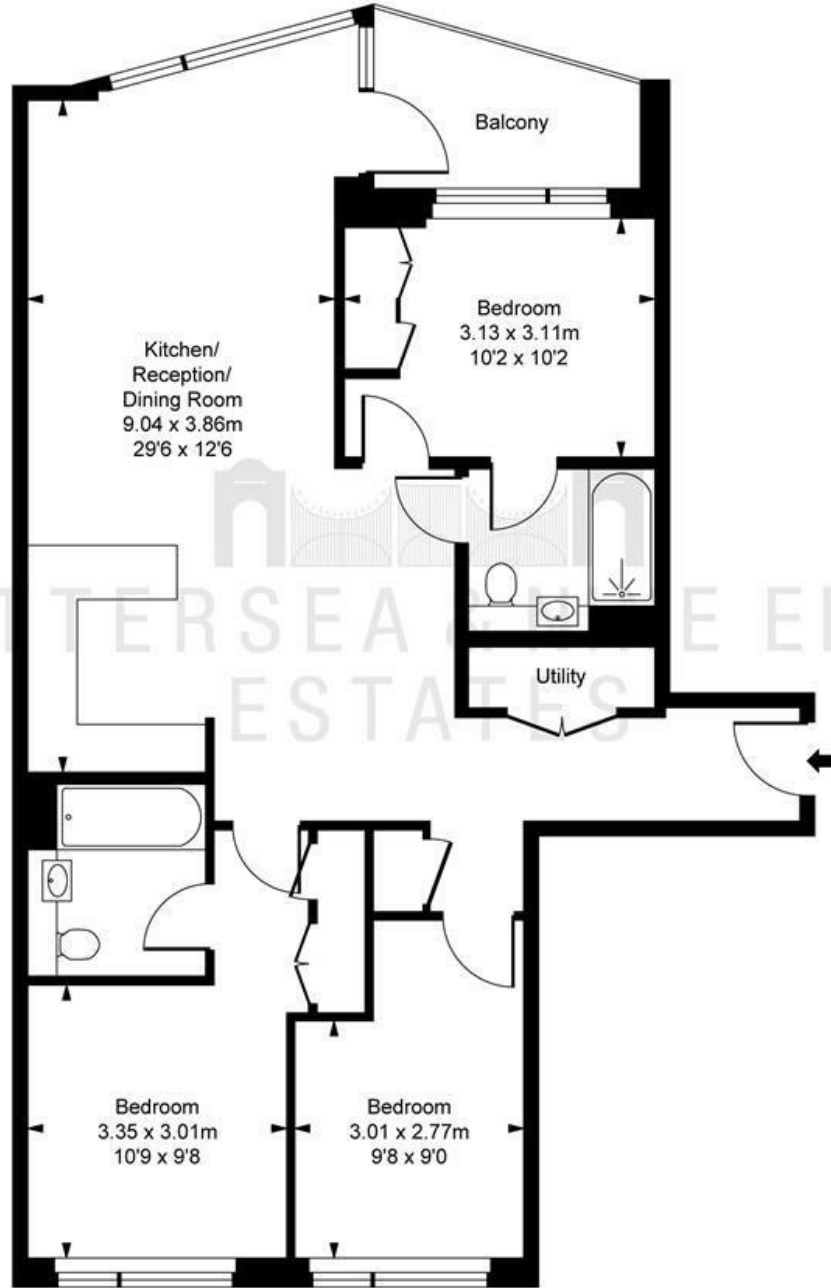


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		86	86	<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	